



CITY OF WATERVILLE

CITY COUNCIL

ORDINANCE NO.: 7-2004

Publication Date: 8-31-2004

Effective Date: 9-10-2004

AN ORDINANCE PROVIDING FOR:

AMENDMENT TO APPENDIX A (ZONING), ARTICLE 2, SECTION 2.1.1. THE OFFICIAL ZONING MAP AND THE WRITTEN DESCRIPTION OF THE ZONING BOUNDARIES

BE IT ENACTED by the City Council of the City of Waterville, acting as the municipal officers as follows:

THAT Appendix A (Zoning) Article 2, Section 2.1.1., the official zoning map dated April 6, 1999, and the written description of zoning boundaries dated July 6, 1971, be and hereby are amended by rezoning an 11.2-acre portion of Assessor Map 27, Parcel 36 from Residential-B (R-B) to Contract Zoned District/Commercial-B (CZD/C-B). The parcel, located off of West River Road, is found on the Property Map of the City of Waterville, dated April 1, 1992, as updated on April 1, 2004.

Conditions of the contract are as follows:

1. Permitted uses: The only uses permitted are an indoor sports facility and two outdoor sports fields.

2. Building setbacks:

Front Setback: 30 feet.

Side Setback: 50 feet.

Rear Setback: 50 feet.

3. Access: The developer must obtain a fifty-foot-wide right-of-way across the bowling facility parcel and provide a fifty-foot-wide right-of-way to the City to provide access to its retained land to the west of the conveyed property.

4. Screening:

- a. The developer shall install and maintain a buffer strip of evergreen plantings, at least twenty (20) feet in width and of an ultimate height of ten (ten) feet, along contour 184 adjacent to Assessor Parcel 27-38 (The Woodlands). The buffer may be located at a lower elevation to accommodate the northeast corner of the northern field.
- b. The developer shall plant evergreen seedlings along Assessor Parcels 22-130 and 22-130-1 (Orchard Park).
- c. Existing trees must be retained wherever possible.

5. Rubbish collection: Containers for rubbish collection and removal shall be provided adjacent to the outdoor fields. Dumpsters must be fenced and set back at least twenty (20) feet from the building.

6. Noise: No permanent public address system and no amplified music are allowed in the outdoor recreation area.

7. Lighting: Lighting of the outdoor fields is prohibited.


8. Signs: There shall be no blinking signs or advertising of any products visible from West River Road.

9. Parking:

a. The developer shall provide a minimum of 63 parking spaces: 48 paved and 15 grassed. Parking shall be set back a minimum of 20 feet from the Orchard Park property line to allow for screening.

b. In addition, the developer shall fulfill the requirement for additional parking by obtaining a parking easement from the owner of abutting commercially zoned property.

10. Time restriction: If the sports facility and fields are not built within one year of final approval of site and building plans, the zoning reverts to Residential-B (R-B)


Dana W. Sennett
Chairman, City Council

IN THE CITY COUNCIL

AUGUST 10, 2004, First Public Reading, Accepted,

August 17, 2004, Second Public Reading, and Accepted;

August 17, 2004, Third Public Reading ADOPTED

APPROVED, August 25 2004

Paul N. Delaney
MAYOR